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Tytanic, LLC Property
South Park; Seattle WA

Previous KC Parcel #	Recent KC Parcel #	Map Locator #	LOCATION	City	State	Zip Code	LPC Use / Occupancy	Purchased From	Date Acquired	Sold To	Date Sold	Land Sq Ft.	Property Description / Alterations	Legal Description
732790-0915-06	732790-0915-06	①	8111 10th Ave S	Seattle	WA	98108	Rented residence / S. end of Shop Office	(b) (6)	7/6/1985	(b) (6)	12/23/2003	5,200	Rented residence	The N 2 ft of Lot 2 and all of Lots 3 & 4, Block 10, River Park Addition to the City of Seattle, according to the Plat recorded in Volume 7 of Plats, page 41 in King County, WA.
732790-6960-07	732790-6930-04	②	8107 10th Ave S.	Seattle	WA	98108	Shop Office - South; Equipment Room	(b) (6)	10/24/1974	Rodia Properties, LLC	6/16/2005	5,000	1975 this was connected to 8101 (3) below.	Beg. 570 ft S of the NE corner of Prentice Reserve in River Park according to Plat recorded in Volume 7 of Plats, page 41 in King County, WA; thence W 100 ft; thence S 50 ft; thence E 100 ft; thence N 50 ft to the point of beginning.
732790-6950-09	732790-6930-04	③	8101 10th Ave S	Seattle	WA	98108	Shop / Office	(b) (6)	11/15/1969	Rodia Properties, LLC	6/16/2005	5,000	1972 the house was converted to offices. 1975 this was connected to 8107 (2) above.	N 50 ft. of S 100 ft of E 100 ft of Prentice Reserve, River Park, according to plat thereof recorded in Volume 7 of Plats, page 41 in King County, WA.
732790-6930-04	732790-6930-04	④	8025 10th Ave S	Seattle	WA	98108	Shop warehouse, covered storage, blast booth	(b) (6)	11/12/1964	Rodia Properties, LLC	6/16/2005	127,600	1967 constructed a concrete tilt-up warehouse building with a canopy covering the northern portion of the building 1975 constructed blast booth and covered storage between the offices, in (2) & (3) above, and the concrete tilt-up building. Wood frame structure. 1980's constructed 45' x 160' wood frame pole building in center of property 1987 constructed 45' x 50' wood frame pole building on the western edge of the property 1986 a blast booth extension, compressor room, blast pot room and bag house were added. Combination wood frame and block construction.	N 30 ft of the S 130 ft of the E 100 feet, and the W 50 ft of the E 150 ft of the S 130 ft, Prentice Reserve; all in River Park Addition, according to plat recorded in volume 7 of plats, page 41 in King County, WA.
732790-7000-07 732790-6920-06 732790-7010-05 732790-6990-01	732790-6930	⑤	839 S Elm Grove	Seattle	WA	98108	Shop Yard, Main Office	(b) (6)	11/9/1977	Rodia Properties, LLC	6/16/2005		1978 demolished existing greenhouses & constructed 60' x 60' wood frame storage building 1980 constructed 40' x 60' wood framed addition to storage building 1980's constructed 30' x 90' wood frame pole building along the southwest portion of the property 1985 constructed wood frame two-story addition to existing brick house for main office use 1994 installed spray booth ventilation systems	The S. 260 ft of the Prentice Reserve in River Park, according to the Plat recorded in Volume 7 of Plats, page 41 in King County, WA; Except the S. 130 ft of the E. 150 ft thereof and Except the S. 67.5 ft of the W. 100 ft thereof.
732790-7020-03	732790-7020-03	⑥	8104 8th Ave S	Seattle	WA	98108	S.W. parking lot addition	(b) (6)	10/20/1989	Rodia Properties, LLC	6/16/2005	6,750	1989 rented residence 1994 fire gutted house and structure was demolished. Entire lot was paved for a parking lot & a storm water retention system was added.	South 67.5 ft of the W 100 ft of Prentice Reserve, River Park Addition, according to the Plat thereof recorded in Volume 7 of Plats, page 41, records of King County, WA.

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732790-6910-08	732790-6930	⑦	8006 8th Ave S	Seattle	WA	98108	Fenced Yard	(b) (6)	6/16/1995	Rodia Properties, LLC	6/16/2005	5,000	1995 demolished existing E & M Grocery store and created gravel equipment storage	Beginning at a point on the W line of the Prentice Reserve in the Plat of River Park, according to the Plat thereof recorded in Volume 7 of Plats, page 41 in King County, WA, which said point is 260 ft N of the SW corner of said Prentice Reserve; thence E 100'; thence N 50'; thence W 100'; thence S 50' to the point of beginning.
732790-6900-00	732790-6900-00	⑧	8002 8th Ave S	Seattle	WA	98108	Fenced Yard	(b) (6)	2/29/1996	Rodia Properties, LLC	6/16/2005		1996 demolished existing house and created gravel covered equipment storage	Beginning at a point on the W line of the Prentice Reserve in the Plat of River Park, according to the Plat thereof recorded in Volume 7 of Plats, page 41 in King County, WA, which said point is 360 ft N of the SW corner of said Prentice Reserve; running thence E 100'; thence S 50'; thence W 100'; thence N along the W line of said Prentice Reserve to the point of beginning.
732790-6879-07 732790-6880-04	732790-6930	⑨	7918 8th Ave S	Seattle	WA	98109	Storage / paint / shop	Western Am. Exchange Corp Gerald Nelson	5/22/1991	Rodia Properties, LLC	6/16/2005	36,000	1991 purchased existing series of steel framed metal buildings for warehouse and paint booth use 1996 ice storm collapsed cantilevered structures. Replaced with new CBC steel frame metal buildings.	The S 120' of the N 360' of the W 400' of the Prentice Reserve in River Park, according to the Plat thereof, recorded in Volume 7 of Plats, page 41, in King County, WA; except the W 100' thereof. Together with an easement for road purposes over the S 22' of the N 251' of the W 400' of said Prentice Reserve as set forth in instrument recorded under recording number 8112040712
732790-1055-04	732790-1055-04	⑩	8106 10th Ave S	Seattle	WA	98108	Warehouse on Corner	(b) (6)	6/9/1972	(b) (6)	5/2/2003	5,000	1972 existing wood frame house converted to storage space 1980's added additional wood framed warehouse space at the east end of the building & added a steel shipping container to structure for additional storage space.	Lots 7 & 8, Blk 12, River Park, according to Plat recorded in Volume 7 of Plats, page 41 in King County, WA.
732790-1045-07	732790-1045-07	⑪	8110 10th Ave S	Seattle	WA	98108	Records Storage	(b) (6)	10/21/1982	(b) (6)	5/2/2003	4,750	1988 existing wood frame house converted to records storage space	Lots 5 & 6, Blk 12, River Park, according to the Plat recorded in Volume 7 of Plats, page 41 in King County, WA.
732790-1215-01	732790-1215	⑫	1023 S Monroe St.	Seattle	WA	98108	Storage garage / work shed	(b) (6)	8/7/1974	Elm Grove LLC	12/30/2003	5,000	1979 demolished existing house & constructed concrete block maintenance building 1985 constructed wood frame garage 1990 constructed welding shed	Lots 11 & 12, Block 13, River Park Addition, according to the Plat recorded in Volume 7 of Plats, page 41 in King County, WA.
732790-1225-09	732790-1215	⑬	1027 S Monroe St.	Seattle	WA	98108	TMF Yard	(b) (6)	4/15/1974	Elm Grove LLC	12/30/2003	5,700	1979 demolished existing house & paved in entire lot	Lots 13 & 14, and the West 7 ft of Lot 15, all in Block 13, River Park Addition, according to the Plat recorded in Volume 7 of Plats, page 41 in King County, WA.

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732790-1245-05 732790-1235-07 322404-9002-09	732790-1215	14	1029-31 S Monroe St	Seattle	WA	98108	TMF Yard	(b) (6)	12/31/1986	Elm Grove LLC	12/30/2003	9,608	1988 demolished two existing houses and garage 1990 paved entire lot	Lots 15, 16, 17, 18, 19 & 20, Block 13, River Park Addition to City of Seattle, according to the Plat recorded in Volume 7 of Plats, page 41; except the W. 7 feet of said Lot 15; Also a triangle in the SW corner of Government Lot #1, Sec. 32, Township 24 N, Range 4 E, W.M., described as W 112.75 ft of S 100 ft of N 360 ft of Government Lot #1, except portions of the foregoing property condemned for Commercial Waterway No. 1
732790-1305-02	732790-1215	15	1016 Elmgrove	Seattle	WA	98108	TMF Yard and Gas Pumps	(b) (6)	3/15/1974	Elm Grove LLC	12/30/2003	5,000	1974 demolished existing house 1977 constructed gas & diesel fuel station. 1990 paved entire lot	Lots 45 & 46, Block 13, River Park Addition, according to the Plat recorded in Volume 7 of Plats, page 41, records of King County, WA; containing 5,000 sq feet mor less in area.
732790-1270-03	732790-1215	16	1022 Elmgrove	Seattle	WA	98108	TMF Yard	(b) (6)	3/15/1974	Elm Grove LLC	12/30/2003	17,500	1974 demolished existing house 1977-1979 constructed wood framed metal storage sheds along east property line 1990 paved entire lot & constructed wood framed hazardous material containment building.	Lots 38 - 44, inclusive, Block 13, River Park Addition, according to the Plat recorded in Volume 7 of Plats, page 41, records of King County, WA; containing 17,500 sq feet mor less in area.
322404-9004-07	322404-9004-07	17	1046 S Elmgrove	Seattle	WA	98108	Rented residence.	(b) (6)	4/29/1988	(b) (6)	6/4/2002	5,542	Rented residence	The East 65 feet of West 112.75 feet of the South 130 feet of the North 490 ft of Government Lot 1, Section 32, Township 24 North, Range 4 E, W.M.; except the portion appropriated for commercial Waterway Dist. No. 1, under Super Court Cause No. 82673.
322404-9037-08	322404-9037-08	18	1054 S Elmgrove	Seattle	WA	98108	Rented residential duplex	(b) (6)	10/15/1991	(b) (6)	4/8/2003	1,270	Rented residence	Portion of Government Lot 1, Section 32, Township 24 N; Range 4 E, W.M. in King County, WA described as follows - see file.
732790-1085-09	732790-1095	19	1025 S Elmgrove	Seattle	WA	98108	Part of CP Equipment	(b) (6)	3/14/1975	(b) (6)	6/2/2003	6,750	1975 converted wood frame house to warehouse 1988 connected to 1029, (20) below, with wood framed office	Lot 13, 14 and West 17.5 ft of Lot 15, Block 12, River Park, according to Plat recorded in Volume 7 of Plats, page 41 in King County, WA.
732790-1095-06	732790-1095	20	1029 S Elmgrove	Seattle	WA	98108	Part of CP Equipment	(b) (6)	3/17/1980	(b) (6)	6/2/2003	4,200	1980 wood frame house converted to warehouse 1988 connected to 1033, (21) below	The East 7.5 ft of Lot 15 and all of Lot 16 and the West 9.5 ft of Lot 17 all in Block 12 of River Park, as per Plat recorded in Volume 7 of Plats, on page 41 records of King County, WA; situate in the City of Seattle, King County, WA.
732790-1105-04	732790-1095	21	1033 S Elmgrove	Seattle	WA	98108	Part of CP Equipment	(b) (6)	12/22/1978	(b) (6)	6/2/2003	4,050	1978 wood frame house converted to warehouse 1988 connected to 1037, (22) below, & 1029, (20) above 1990 all four connected houses were remodeled and structurally reinforced for warehouse floor loadings	E 15.5 ft of Lot 17, and all of Lot 18, Blk 12, River Park Addition to the City of Seattle, according to the Plat thereof recorded in Volume 7 of Plats, page 41 records of King County, WA.

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218500-0585-06	732790-1095	22	1037 S Elm Grove	Seattle	WA	98108	CP Equipment	(b) (6)	3/3/1976	(b) (6)	6/2/2003	7,500	1976 wood frame house converted to warehouse 1988 connected to 1033, (21) above, with wood framed office	Lot 8, Blk 7, E So. Park, according to the Plat recorded in Volume 14 of Plats, page 13, records of King County, WA and Lot 19 and that portion of Lot 20 lying W of the West line of Government Lot 1 Section 32, Township 24 N, Range 4, E.W.M. in Blk 12, River Park, according to Plat recorded in Volume 7 of Plats, page 41, records of King County, WA.
218500-0590-09	218500-0590-09	23	1049 S Elm Grove	Seattle	WA	98108	Rented residence	(b) (6)	7/21/1988	(b) (6)	9/25/2001	10,000	Rented residence.	Lots 10, 11, 12 and 13, Block 7, East South Park, according to the plat recorded in Volume 14 of Plats, page 13 in King County, WA.
218500-0610-05	218500-0610-05	24	1055 S Elm Grove	Seattle	WA	98108	Rented residence	(b) (6)	10/15/1991	(b) (6)	5/19/2002	7,500	Rented residence	Lots 14, 15, 16, Block 7, E. South Park, according to the Plat thereof recorded in Volume 14 of Plats, page 13 in King County, WA.
732790-6770-01	732790-6770-01	25	847 - 855 S Kenyon	Seattle	WA	98108	Rented four-plex & residence	Emissaries of Divine Light	10/4/1983	(b) (6)	9/1/1997		Rented residential four-plex and residence	The East 150 ft of the N 100 ft of Prentice Reserve River Park, according to the Plat thereof recorded in Volume 7 of Plats, page 41 in King County, WA. Except that portion deeded to the City of Seattle for street under King County recording Numbers 2580473